

**Call to Order:**

The meeting was called to order at 7:30 p.m. Present were Chairman, Paul Salafia, and members, Linn Anderson, Vincent Chiozzi, Joan Duff, John McDonnell, and associate member Mark Yanowitz; also present were Lisa Schwarz, Senior Planner and Jacki Byerley, Planner.

**Arbor Lane:**

The Board opened the public hearings on an application by Fieldstone Meadows Development Corp. for a Definitive Subdivision Plan and a Special Permit for Earth Movement entitled Arbor Lane located at Acorn Drive and Clark Road. Chairman Salafia gave an overview of the Planning Board procedures, the IDR and the peer review process. William MacLeod of Andover Consultants, Inc., representing the applicant, gave an overview of the preliminary plan, the location of the proposed project including the access, wetlands, the grading and elevations on site. Mr. MacLeod also reviewed the water main loop, the easement connected with the water main loop, and comments from the IDR. He noted that in his opinion a Stormwater Management Plan is not needed for this site. Ms. Byerley reviewed her memo to the Board dated December 30, 2009, which included comments from the IDR, held on December 8, 2009. The comments are outlined in her memo. Mr. MacLeod reviewed the infiltration of the roof and runoff on the site. Cathleen Hauer, of 4 Hazelwood Circle, expressed concerns regarding drainage, wetlands, traffic and wildlife in that area. Mr. MacLeod noted that he has checked the habitat maps, and there are no endangered species in that area. On a motion by Ms. Anderson seconded, by Mr. Chiozzi, the Board voted to continue the public hearings on an application by Fieldstone Meadows Development Corp. for a Definitive Subdivision Plan and a Special Permit for Earth Movement entitled Arbor Lane located at Acorn Drive and Clark Road to Feb. 9<sup>th</sup> at 8 pm. **Vote Unanimous (5-0)**

**Pine Forest Park:**

The Board opened the public hearings that were continued from the November 10<sup>th</sup> meeting, on an application by Angelo Petrosino for a Definitive Subdivision Plan and a Special Permit for Earth Movement, associated with an 11-lot subdivision entitled Pine Forest Park, located off Flash Rd., North Reading. Chairman Salafia reviewed specific items that would be discussed at this evening's meeting, which included emergency access, Fire Department concerns, traffic and drainage. Attorney Thomas Mullen, representing the applicant, noted that revised plans, information regarding the emergency access, the Operation and Maintenance plan and an affidavit from Carmine Petrosino regarding the traffic has been submitted. Luke Roy, of O'Neill Associates representing the applicant, gave an overview of the revisions of the plans, including the new lot for the cistern, the hydrant location, street trees, sight distances, new sheets 12 & 13 showing the grading for the roadway, earth movement volumes, and a new sheet that defines the fire protection system. Chairman Salafia asked how the applicant would ensure fire protection to the homes during construction. Angelo Petrosino stated that the sprinkler systems depend on the storage capacity of the tanks. Fire Prevention Officer, Lt. Todd Pomerleau, noted that the fire protection system was changed to a NFPA 13D, and it is designed by an engineer according to the square footage of the house. Mr. Chiozzi questioned if there is emergency backup power for the fire protection system. Lt. Pomerleau noted the NFPA 13D has no requirement for a generator backup, but it would depend on where the tanks are located. If the fire protection system is located in an attic, there would be gravity feed. Ms. Duff questioned how they would ensure adequate water supply during a drought. Mr. Roy gave an overview of the well supply, the storage tanks and the pumps.

**Pine Forest Park (cont.):**

Lt. Pomerleau expressed concern with emergency access, which included whether the Homeowners' Association will be able to maintain the use of the Emergency Access 24/7/365, and whether the plowing contractor would be able to maintain the access during a prolonged snow event. Lt. Pomerleau also noted that if the access was blocked during a medical emergency, any delay could have devastating consequences for the residents calling for that emergency. Lt. Pomerleau also reviewed the NFPA 1710 Standards for response times and noted that 55% of the 911 calls are for EMS; and he also reviewed typical response times from Central Station. Lt. Pomerleau asked the Planning Board to disapprove the subdivision. Ms. Anderson questioned if the Town of Andover has mutual aid with North Reading. Lt. Pomerleau reviewed mutual aid agreements and noted that mutual aid is given if the department is away on another call or at a working fire. Ms. Byerley reviewed her memo to the Board, dated January 5, 2010, which included the emergency access and noted that the applicant has submitted documentation and revised plans to MassDOT & Mass Highway. Ms. Byerley asked how long the process would be with MassDOT & Mass Highway and questioned if the hearings should be continued until after MassDOT & Mass Highway have made a decision. Attorney Mullen said he is not sure how long the process will take. Mr. Roy reviewed the improvements to the emergency access and noted he thought they have met all the roadway requirements. The Board discussed the emergency access and questioned if the emergency access can come off the cul-de-sac. Mr. Petrosino noted the emergency access will only be used if Burroughs Road is flooded. Mr. Petrosino also noted that flooding does not occur during the winter months. Ms. Anderson asked what the response time would be to Route 125 access. Lt. Pomerleau noted it would be shorter than Burroughs Road but weather conditions also have to be considered. Ms. Byerley noted that the improvements in Flash Road have to be approved by the Town of North Reading and questioned what the timing requirements would be for that. Ms. Byerley asked the Board if any further information is needed regarding traffic other than the affidavit dated July 30, 2008 from Carmine Petrosino, in which the applicant believes he has addressed the issues.

**Faith Lutheran Church:**

The Board opened the discussion on an application by Faith Lutheran Church of Andover, Inc. for a Site Plan Review for the construction of an addition to the existing facility located at 360 South Main Street. Chairman Salafia stated the process for the site plan review, the definition for Dover Uses and the Planning Board meeting procedures. Bernie Paquin of Dana F. Perkins, representing the applicant, gave an overview of the proposed project, which included the location, the existing facility, and the zoning requirements. Chairman Salafia disclosed that he lives at 284 South Main Street, but is not an abutter to the project. Mr. Paquin noted that the building would be built in two phases. He reviewed the parking lot (which is used during the week as a commuter lot) and the drainage for the site, including, a driveway around the building for emergency access, the utilities, and a new stormwater management on site. He also noted a peer review of the Stormwater is being conducted by ESS Group for the Planning Department and the Conservation Commission. Some Board members expressed concern with the access drive and the potential hazard that could arise on South Main Street, if drivers decide to back out of the driveway. Dan Maugel of Maugel Architects Inc., representing Faith Lutheran Church stated that this access is a gravel path, which would allow for occasional deliveries at the rear of

**Faith Lutheran Church (cont.):**

the church. Bollards with a chain and/or gate across the access could be installed. He noted that the only vehicles that would back out of the access drive would be emergency vehicles, which would have assistance in backing out. He also reviewed the architectural design of the proposed building and the proposed building materials. Lorayne Black, ASLA Landscape Architect, representing Faith Lutheran Church, reviewed the landscape design around the building, the buffering along the wetlands and along South Main Street, and the screening around the trash area. Ms. Byerley reviewed her memo to the Board, dated December 29, 2009, and noted that the landscape plan would need to be revised so it does not interfere with the drainage system. She also noted that a MassHighway permit is needed for the relocation of the driveway, and the parking agreement for the commuter parking should be submitted. John Breiland a member of the Building Committee representing Faith Lutheran Church reviewed the parking agreement; he explained that when the church was built, the State paved the lot and the Town committed to maintain the lot. When the lot was expanded, the agreement was revised to include lighting and snow plowing. Ms. Byerley reviewed a memo to the Board from the Inspector of Buildings, dated December 28, 2009. A representative of Creative Living, an abutter to the project, noted that they had hoped for more of a natural barrier and expressed concern with tree removal and drainage. Chairman Salafia asked the applicant to add screening during construction if there was an opportunity for it. On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board vote to continue the discussion on an application by Faith Lutheran Church of Andover, Inc. for a Site Plan Review for the construction of an addition to the existing facility located at 360 South Main Street until February 23, 2010 at 7:30 pm. **Vote** Unanimous (5-0)

**60-62 Essex Street:**

The Board opened the public hearing on an application by Miami Stuart Realty, LLC, for a Special Permit for a Planned Development Multi-Family Development in the Mixed Use District located at 60-62 Essex Street. Steve Stapinski, of Merrimack Engineering, representing the applicant, gave an overview of the project including the location and previous approvals from the Board. He also provided an overview of last year's proposed project and its associated warrant article. Mr. Stapinski noted that they want to move forward with solely residential units. As presently proposed, there are two 2-bedroom units and three 1-bedroom units. One of the 1-bedroom units will be a deed restricted affordable unit. He also discussed parking, specifically the 8 parking spaces adjacent to the site (which are owned by the Town of Andover), parking on Essex Street and the 7 parking spaces provided on-site. Mr. Stapinski discussed the applicant's request to reduce the pavement width of the driveway to 15'-0". He also presented the use of porous pavement within the project to reduce the impervious site materials. Mr. Stapinski gave an overview of the utilities, the sprinkler system, and the onsite drainage system. The intent of the onsite drainage design is to reduce the amount of runoff. Mr. Stapinski gave an overview of the architectural design and identified the elements that were revised with the assistance of the Design Review Board (DRB). The DRB approved the architectural plans including the siding and color scheme. Ms. Schwarz reviewed her memo, dated January 7, 2010, to the Board which included comments from the IDR, conducted on December 15, 2009. She also reviewed the applicable sections of the Zoning By-law and the items under the Board's discretion for Special Permits. Mr. Stapinski, speaking on behalf of the applicant, stated that DPW's comments are being addressed and noted that an Operation and Maintenance Plan had been submitted to DPW. Ms. Schwarz noted that the Fire Department had no comments on the plans. She has also spoken

**60-62 Essex Street (cont.):**

with the abutter at Dundee Park, and, at this time, they have no issue with the plan. Mr. Yanowitz expressed concern with the parking area, stating that the configuration of the parking spots may require cars to back out of the driveway. Ms. Schwarz asked the Board if it would like to commission a peer review of the drainage. The Board asked if DPW can review the drainage, since they reviewed the drainage report of the previously approved plan in 2007. Ann Constantine, Chair of the Design Review Board, reviewed the outcome of the DRB meeting, specifically the siding, the color scheme and the architectural changes made to the building. Craig Gibson, a member of the DRB and the Preservation Commission, noted that the Preservation Commission had approved this project. On a motion by Ms. Anderson, seconded by Mr. McDonnell, the Board voted to continue the public hearing on an application by Miami Stuart Realty, LLC, for a Special Permit for a Planned Development Multi-family or Mixed Use located at 60-62 Essex Street until January 26<sup>th</sup> at 8:15 pm. **Vote** Unanimous (5-0).

After the 60-62 Essex Street vote, Mr. McDonnell left the meeting.

**2 Elm Square:**

The Board took up the deliberations on an application by Morello Hospitality Group for a Special Permit for a Reduction of Parking for the proposed new restaurant Bin28, located at 2 Elm Square. On a motion by Ms. Anderson, seconded by Mr. Chiozzi, the Board voted to approved the application for a Change in Parking Space Requirements for the proposed new restaurant Bin28, located at 2 Elm Sq., subject to the two conditions outlined in Ms. Byerley memo to the Board, dated January 5, 2010. **Vote** Unanimous (5-0)

**Murray Hill Estates:**

On a motion by Ms. Anderson, seconded by Mr. Chiozzi, the Board voted to extend the performance guarantee for the Murray Hill Estates Subdivision to January 2011. **Vote** Unanimous (5-0)

**Adjournment:** The Board voted to adjourn the meeting at 10:20 p.m.